

D2

HUBBELL TRADING POST

ON MICROFILM

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NATIONAL HISTORIC SITE ● ARIZONA



United States Department of the Interior

NATIONAL PARK SERVICE

Southwest Regional Office

P.O. Box 728

Santa Fe, New Mexico 87501

IN REPLY REFER TO:

D18-PS

MAR 28 1972

Informational

Memorandum

To: Superintendents, Southwest Region

From: Director, Southwest Region

Subject: Master Plan Approval

During the recent Field Directors Conference in New Orleans, Mr. Hartzog stated that all master plans for field areas are to be considered approved. Primarily, this approval is needed for those areas that have old or outdated plans which make programs difficult. Approved management objectives may be used to supplement these old style master plans in preparing future-year programs.

This does not alter the requirement for wilderness-related master plans now in preliminary stages where approval of these documents must wait until the wilderness plans have been submitted to Congress.

J. J. Jewski

72-179

D. J. Swick

A MASTER PLAN
HUBBELL TRADING POST NATIONAL HISTORIC SITE

RECOMMENDED:

/Sgd./ Jerome C. Miller, by memo 3/24/68
ACTING ASST. REGIONAL DIRECTOR, DATE
SOUTHWEST

ASSOCIATE DIRECTOR, DATE
MANAGEMENT AND PROGRAMMING

ASSOCIATE DIRECTOR, DATE
PLANNING AND DEVELOPMENT

APPROVED:

/s/ F. F. Kowski 3/28/72
DIRECTOR DATE
Re: RD, SWR Memo D18-PS
dtd 3/28/72

A MASTER PLAN
FOR
HUBBELL TRADING POST NATIONAL HISTORIC SITE
ARIZONA

United States Department of the Interior
National Park Service

THIRD DRAFT

APRIL 1969

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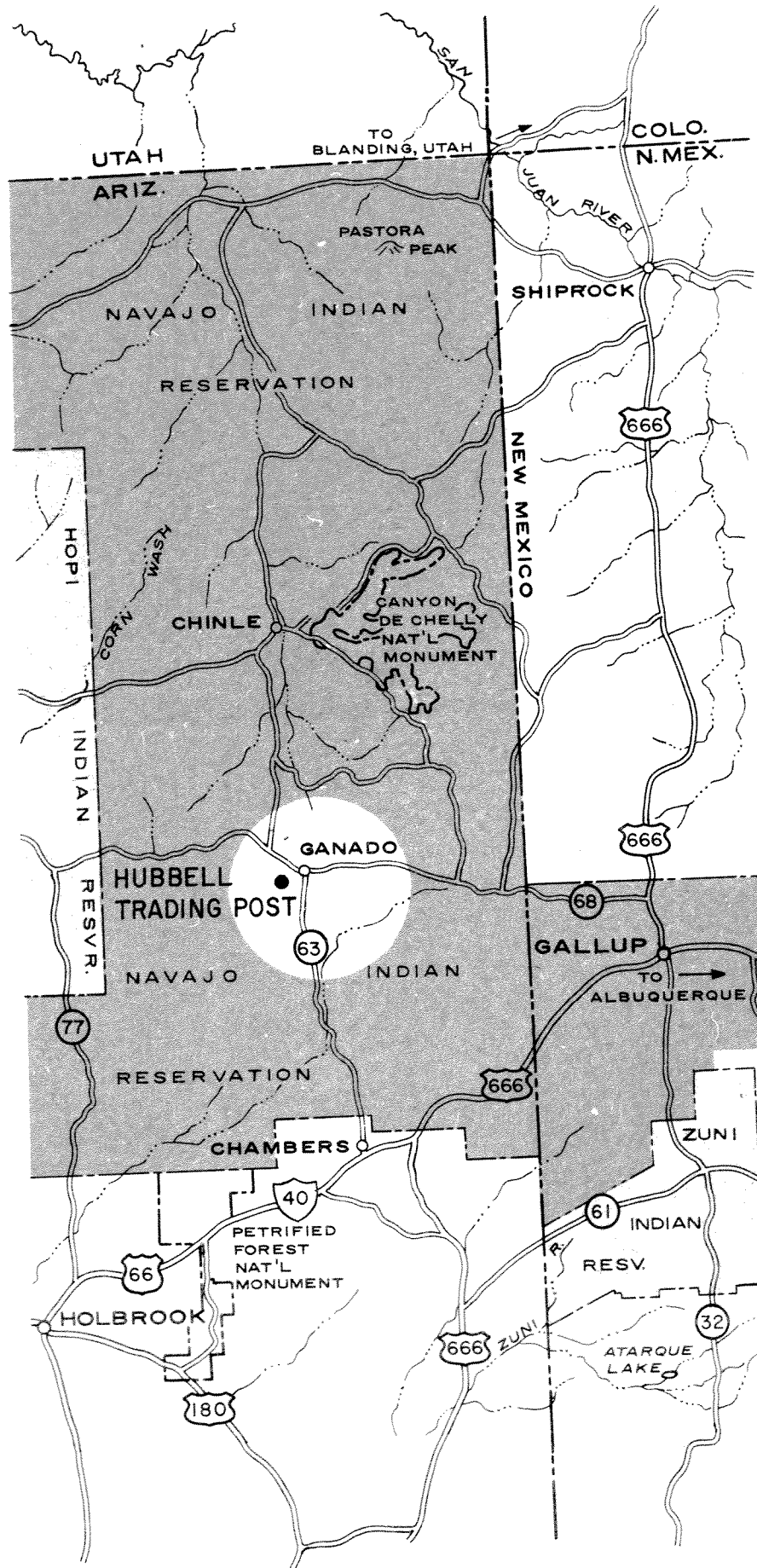
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PREFACE

"The first duty of an Indian trader, in my belief, is to look after the material welfare of his neighbors; to advise them to produce that which their natural inclinations and talent best adapts them; to treat them honestly and insist upon getting the same treatment from them; . . . to find a market for their products and vigilantly watch that they keep improving in the production of same, and advise them which commands the best price. This does not mean that the trader should forget that he is to see that he makes a fair profit for himself, for whatever would injure him would naturally injure those with whom he comes in contact."

J. Lorenzo Hubbell, 1907



INTRODUCTION

In northeastern Arizona, just west of Ganado, is Hubbell Trading Post; the oldest continuously operated trading post on the Navajo Reservation. Few significant changes have been made at the site since the early 1900's. The long stone trading post -- with ware-room, trade room, office, and rug room -- looks much as it did in John Lorenzo Hubbell's time. Because of its historical integrity, it is the best surviving example of Indian trading posts, once numerous throughout western America.

The original massive counters still dominate the trade room. Office furnishings are those of half a century ago. Archaic firearms, Indian craftwork, paintings, and Navajo rugs adorn the rug room. John Lorenzo Hubbell's rambling adobe home retains much of its original charm and atmosphere; the walls are covered with Indian artifacts and the works of the most important artists of the Southwest. Shelves are laden with books; Navajo rugs lie everywhere. The barn, corrals and sheds, manager's residence, guest house, and utility buildings complete the picture of an authentic, working trading post. Here, in one setting, is the complete picture of the pattern of Navajo trade, the life and character of the Indian trader, and the relationship of the trading post to the Indian reservation.

On March 4, 1965, Senators Fannin and Hayden introduced Bill S. 1337 into the first session of the 89th Congress, authorizing the establishment of Hubbell Trading Post National Historic Site. On August 28, 1965, President Johnson signed the Congressional Act which authorized the purchase of 160 acres and establishment of the site as a unit of the National Park System.

This master plan describes the story of the trading post and explains the National Park Service plans for its administration, protection, and development.

STATEMENT OF SIGNIFICANCE

In the early days on the Indian reservations, the trading post was often the only link between the Indian and the civilized world. The trader was the pioneer; after him came the mission, the schools, and the hospitals. The Hubbell Trading Post illustrates this important story of American history. As a "living trading post" Hubbells continues the Indian trading as if it were yesterday.

SUMMARY OF RECOMMENDATIONS

The Hubbell Trading Post, with the longest period of continued operation under one ownership of any trading post in the Southwest, was founded in 1876 by J. Lorenzo Hubbell. It has served a portion of the Navajo Reservation over 80 years and is still an important factor in the economy of the Ganado region. The Hubbell home, built in the 1890's and inhabited by three generations of the family, has collected a most colorful and valuable accumulation of furnishings, books, paintings and Indian handwork.

This plan proposes to retain the post as a "live trading post," operated in much the same manner as it was managed in past years.

The cultivated lands of the original homestead will be farmed as they were in years past, with irrigated crops and farm animals on the scene.

The ethnological collections will be accessioned, preserved, protected, restored and interpreted to the visitor via guided tours but without formal museum cases or barriers of any kind. The farm operations and historic machinery, barns and corral will be made part of the tour.

Service facilities and buildings will be so located as to be compatible to the historic scene.

All roads and parking areas within the historic trading post area will be of soil cement or other material to preserve historic integrity. Utilities will be buried or otherwise be removed from view. Fire protection measures will be provided.

Employee residences, utility areas and other service facilities will be located near the east boundary out of the historic scene.

REGIONAL CHARACTERISTICS AND ANALYSIS

LOCATION

Surrounded by the Navajo Reservation in northeastern Arizona, Hubbell Trading Post is 1 mile west of Ganado and 53 miles northwest of Gallup, New Mexico. The nearest unit of the National Park System is Canyon de Chelly National Monument, 38 miles north. At an elevation of 6,332 feet, Hubbell Trading Post is in the heart of the historic Four Corners Country. It was one of the very few parcels of private land homesteaded prior to the enlargement of the reservation.

Ganado, Arizona, lies in a shallow valley shaped by the Pueblo Colorado Wash. This intermittent stream meanders from the northwest through pinon-juniper slopes and foothills and continues on west. The valley is about three to four miles wide in the vicinity of Ganado and the Hubbell Post, with heavy stands of cottonwoods along the stream.

ACCESS

Hubbell Trading Post is along State Route 264 (Navajo Route 3), a main east-west highway across the Navajo Reservation. The nearest rail connection is at Gallup. There are commercial airports at Gallup and at Winslow, Arizona, 124 miles southwest of Ganado. Rental cars are available in connection with airline transportation. A daily (except Sunday) bus makes connections between Gallup, Ganado, and Chinle.

Some 20 miles east of Ganado, State Route 264 reaches an elevation of 7,750 feet. For several miles along this highland, a handsome ponderosa pine forest borders the highway; one of the most attractive woodlands anywhere on the reservation. At this Summit the Navajo Tribe maintains a public campground.

POPULATION DATA

Ganado and its immediate vicinity has approximately 500 residents. Half of the population are employees and students at the Presbyterian mission. In addition to the Presbyterian church, the mission maintains a hospital and boarding school. Adjacent to the mission is the Arizona State public school system. They have an elementary,

junior, and high school for public education. There is a population of 120,000 on the Navajo-Hopi Reservations and the 1960 census reports about 50,000 within a 100 mile radius of the reservations.

PARK AND RECREATION FACILITIES

The Navajo Reservation abounds in scenic attractions. The Navajo Tribe has actively been setting aside park lands such as Monument Valley, 165 miles northwest and Tse Bonito and Window Rock, 32 miles east of Hubbells. Canyon de Chelly National Monument is 38 miles north, Petrified Forest National Park is 65 miles south. Further north is Navajo National Monument, Hovenweep National Monument, and Mesa Verde National Park. West of Ganado lies Grand Canyon National Park and Wupatki, Sunset Crater, and Walnut Canyon National Monuments.

SURROUNDINGS

The site is surrounded by the Navajo Reservation and the cultural life of the Navajo people. Window Rock, administrative and cultural center for the reservation is 32 miles east. The Hopi Indian villages are 55 miles west.

ACCOMMODATIONS AND SERVICES

Limited food and gasoline services are available in Ganado. Complete travel and lodging facilities are available at Chinle, Window Rock, and Gallup, New Mexico.

RESOURCE DESCRIPTION HISTORY

About 3/4 miles upstream from Ganado are the remains of a prehistoric Indian pueblo known as Pueblo Colorado. It was in this vicinity that Colonel Kit Carson gathered his New Mexico Volunteers to begin the Navajo Campaign of 1863. Colonel Carson's successful roundup of the Navajo culminated in the Long Walk of 1864, when most of the tribe were placed in captivity at Fort Summer, New Mexico. In 1868 the United States signed a treaty with the Navajo people and they were settled on a reservation - established on their original land.

When the military withdrew, a vacuum was created that was to be filled by the reservation trader. Near the same Pueblo Colorado ruin, William Leonard opened a trading post and in 1878 sold out to John Lorenzo Hubbell. Hubbell had previously operated a trading post three miles east of Leonard's post and had been his chief competitor. Prior to becoming a reservation trader, Hubbell had been a post office clerk, a Spanish interpreter, and had become familiar with the life, ways and language of the Navajos.

The Leonard trading post no longer stands; it was razed in 1926. Photographs made in the 1880's show it was a haphazard log and adobe structure and that it stood about 100 feet northwest of the existing Hubbell Trading Post. Trade was carried on here for some 10 years and it also served as Hubbell's home. The present trading post was built in the late 1880's and the home at the turn of the century.

During the 1880's, Hubbell was in partnership with C. N. Cotton at Ganado. The two men developed a standard pattern of Indian trading which fully utilized the sheep economy of the Navajo. This pattern, followed by all other Indian traders for the following fifty years, included selling general merchandise, yarns and dyes for weaving to the Navajo, in exchange for sheep, wool, finished rugs, and silver-work, which was sold outside the reservation. Such an interlocking series of transactions, complicated by much barter, credit and pawn, made the trader's business interesting and precarious, though it appears the trade pattern was profitable. The Hubbell-Cotton partnership was quite successful and Mr. Cotton left Ganado after a few years to open his own sholesale business in Gallup. By this time, Lorenzo Hubbell was one of the leading citizens of Apache County, serving as sheriff of the county in 1882 and as a Senator in the Arizona Territorial Legislature.

By the early 1900's the Hubbell enterprises had achieved a position of leadership on the reservation. A mail route, freight line, cattle trade, and over a dozen trading posts carried the Hubbell name. After Lorenzo Hubbell's death in 1930, his sons, Roman and Lorenzo Hubbell, Jr. continued the family business. Shortly after World War II, trading posts on the reservation began to decline. The impact of changing times had lessened the Indian's dependence on the reservation trader. Many Navajos had served in the military forces and had returned from the war with a greater understanding of the outside world. Most important, the pickup had taken over. With this new mobility, the Indians began trading in the larger towns.

All of the Hubbell Trading Posts were sold in the 1950's, except the original homestead at Ganado. Roman Hubbell died in 1957 and his wife, Dorothy, operated this post until the National Park Service took over in February, 1967. It is significant that today the Hubbell Trading Post is almost no different than it was at the turn of the century. The buildings have now existed for over 70 years without substantial change. The art collection and Indian wares are almost all intact and form a complete collection.

RESOURCE EVALUATION

The story of the origin, development, and use of Indian reservations influences much of the history of the American west. Trade with the reservation Indian spans more than a hundred years and delineates a major contact between the Indian and non-Indian people.

Because of its almost unchanged physical plant and its unbroken pattern of trading with the Navjo, Hubbell Trading Post today best illustrates the role of the trading posts in American history. The trader himself, John Lorenzo Hubbell, was the entrepreneur of north-eastern Arizona and was considered as the "dean of the Navjo traders."

Hubbell realized from the first that his own welfare was closely allied to the economic well being of the Indians. He understood the Navajo as well as any non-Indian possibly could, since he lived with them for fifty-five years and spoke their language.

Today's widespread use of Navajo rugs is in large part due to the efforts of Lorenzo Hubbell, who as early as the 1880's was encouraging weavers to produce larger, heavier, and better "blankets". The early Navajo weaving had been essentially confined to lightweight poncho-sized blankets which were not too serviceable as rugs. Hubbell was one of the first to commission the weaving of custom order rugs for eastern markets. He became well known for the beautiful "Ganado Red" rug. Don Lorenzo showed his deep interest in old and classic rug designs by commissioning rugs in these styles and by collecting a series of paintings, done by various artists, which detailed the color and design of outstanding rugs. These paintings were framed and still hang in the rug room of the post.

During the years in which Lorenzo Hubbell traded with the Navajo and Hopi he collected many objects of ethnological value. Hundreds of baskets, hunting sticks, bows, shields, dance bags, quivers and pieces of pottery are displayed throughout the buildings. The entire collection forms an important sampling of Indian crafts of the period between 1880 and 1930.

The ethnological collection at Hubbell Trading Post is large and in some cases unique, but the art collection is truly amazing; not only as individual pieces of art, but as exhibits detailing and interpreting Navajo and Hopi life. The hospitality of Don Lorenzo Hubbell was legendary in the Southwest but surprisingly almost all of the paintings were purchased from artists who visited with him. The Hubbell collection contains the work of some of America's best known

Southwestern artists; E. A. Burbank, W. R. Leigh, Maynard Dixon and Jo Mora. There are over 150 of Burbank's crayon drawings in the collection as well as 20 of his oil paintings.

As an indication of the importance of the Hubbell chain, a published statistic credits their seven posts were doing one-seventh of all the trading on the Navajo Reservation in 1949, at a time when there were 100 posts in business. The Hubbell headquarters at Ganado is the oldest continuously operated business in northern Arizona. Hubbell Trading Post National Historic Site fills an important gap in relating the history of the American west through areas of the National Park System. This is the only unit of the System which relates to the Indian trading post, the trader and the reservations.

This historic site will be included in the National Park Service Historical Theme XI (Westward Expansion), as well as Archeological Theme V (The Living Remnant).

FACTORS AFFECTING RESOURCES AND USE

Legal Factors: On August 28, 1965, President Johnson approved the Act authorizing the purchase and establishment of Hubbell Trading Post National Historic Site in Arizona. A copy of this Act is attached to this report as Appendix "A".

The legal description of lands purchased, together with a scenic easement over lands retained by the Hubbells and which lie north of the Pueblo Colorado Wash, is included in this report as Appendix "B".

The original 160 acre homestead, the only one on the Navajo Reservation, is largely intact. The validity of the original homestead claim was in doubt for many years, but was finally legalized by a Special Act of Congress in 1900.

Land Status: The National Park Service took legal possession of the Site in April 1967. Title transfer of 153 acres to the United States was consummated in June, 1968. The Hubbells retained approximately 5 acres north of the Pueblo Colorado Wash upon which is leased an automobile service station. An easement of 0.836 acres for State Route 264 (Navajo Route 3) crosses this parcel. A scenic easement to the United States covers future development on this 5 acre parcel. (See Appendix "A".)

In addition, 3.07 acres of land across the road from the main building was donated many years ago to the United States for the purpose of an Indian Day School. It has been used by the Tribe for various uses including Boy Scouts, Navajo Police Station and residential area for road maintenance personnel.

Climate: Extreme conditions of weather are frequent on the Navajo Reservation. Exceptionally deep snows of the 1967 winter, as well as other years, isolated many Indians and caused loss of many sheep. Air lifts of hay and other supplies were instituted to alleviate the situation.

Temperatures range between 45 degrees and 50 degrees as an annual average. During the winter the average minimum is 5 degrees to 25 degrees with recorded lows of -30F. The average summer temperature is between 80 degrees and 83 degrees with occasional readings above 100 degrees.

Wind: High winds and sandstorms sweep the area usually in spring-time.

Soils: Clays and silts with a few scattered gravel deposits are general throughout the area. Frost penetrates about 2 feet.

RESOURCE USE

The homestead was farmed for many years and it is expected that this use should continue, either by permit or lease.

An irrigation water rights "not to exceed $2\frac{1}{2}$ acre feet for each acre of land", was purchased with the Site which is about 100 acres. An irrigation ditch from the water supply (Ganado Lake) serves the area.

Compatible Uses: As a part of the "live trading post" concept of management it may be expected that one item of barter will be live sheep. Thus, grazing on a portion of the land may be considered compatible with this concept.

VISITOR USE INTERPRETATION

Hubbell Trading Post will be interpreted as the exemplar of the reservation trading post, an institution that exerted powerful influence during a critical period of Indian and non-Indian relations. The roles of the trader as frontier entrepreneur and agent of acculturation will be stressed. These general themes provide a framework for analyzing trading activities at this particular post and the life and character of John Lorenzo Hubbell.

The restored buildings, furnishings, and grounds and the daily trading with the Navajo people constitute a "living trading post". The visitor will see the site in its "natural setting" as if it were the year 1900. Artifacts and furnishings will not be behind glass cases and rooms in the trading post and Hubbell home will not be roped off.

Much of the site is self-interpretive, especially the trading post building. However, the principle medium of interpretation will be guided tours. Besides offering the most important "personal services", they will also afford protection of the resources against vandalism and theft. Entrance to the visitor contact station, the trading post, and the grounds will be unrestricted; uniformed employees will be on duty in these places to answer questions and provide protection. The guided tour will include the Trading Post and, in addition, the Hubbell Home, the Barn and Corrals, the Bread Oven, the Guest House, and the grounds. A guide fee will be charged for the tour. An introductory talk in the visitor contact station will emphasize the historical context and significance of the site. While the visitors are waiting for the tour (there will be at least 8 offered daily) they will be encouraged to "look around" in the store, the trader's office, and the rug room inside the trading post building.

The visitor contact station presently planned to be housed in the wareroom extension of the trading post, will contain an information desk, restrooms, an open seating lounge, and a few exhibits. Publications, slides, postcards, etc., will be available at the information desk. Because Hubbell Hill is an excellent vantage point for viewing the site and is the burial place of Don Lorenzo and his family, it is important to the interpretive story. Boundary extensions by exchange or at least special use permits will be negotiated with the Navajo Tribal Council to allow a loop trail to the top of the hill.

OBJECTIVES

Protection of Facilities: Most of the historic buildings and facilities of the historic site will be restored to their appearance at the turn of the century. They will be protected from destruction and from developments not in keeping with the character of the site.

Visitor Use: Visitors will be encouraged to tour the buildings and grounds of the site and to visit other historical and cultural attractions on the reservation and at other National Park Service areas which relate to the post and to Navjo life.

Museum Collection: The large and valuable collection of artifacts and art objects at the site will be catalogued, preserved, and displayed to recreate the mood and appearance of the trading post in the first decade of this century.

Architecture Theme: Service facilities will be located and designed in character with the existing buildings and the historical setting, using materials that complement those in the present structures.

Interpretive Theme: Interpretation at the site will stress the historical significance of the reservation trading post as an institution, and the role of Hubbell Trading Post as an example of this institution.

Interpretive Method: The buildings, grounds, and furnishing will, in themselves, provide an almost complete visual story, with very little elaboration needed. Guided tours will explain the significance of the story and relate it to the westward expansion movement and its effect on Indian life and culture.

Protection of the Setting: The National Park Service will preserve and develop the surrounding farmlands on the site consistent with the use of the land in the early 1900's.

Communication: The administration of the historic site will relate closely with neighboring communities, the Navajo Tribal Council, the Bureau of Indian Affairs, and other governmental and private agencies regarding National Park Service policies and objectives and the relationship of the post to its environment.

Living Trading Post: The Southwestern Monuments Association will continue to operate the trading post as it was managed in the past. This "living trading post" concept will ensure the present realness and uniqueness of the historic site.

LAND CLASSIFICATION PLAN

Most of the area is retained as Class VI (Historic and Cultural Areas). The breakdown as shown on the Land Classification and Zoning Plan is:

In Fee Area:

Class II General Outdoor Recreation	17	acres
Class III Natural Environment	14	acres
Class VI Historic and Cultural	<u>120.448</u>	acres
Total in fee	151.448	acres

In Scenic Easement and Day School Tract:

Class II	2.4	acres
Class III	4.6	acres
Class VI	<u>1.65</u>	acres

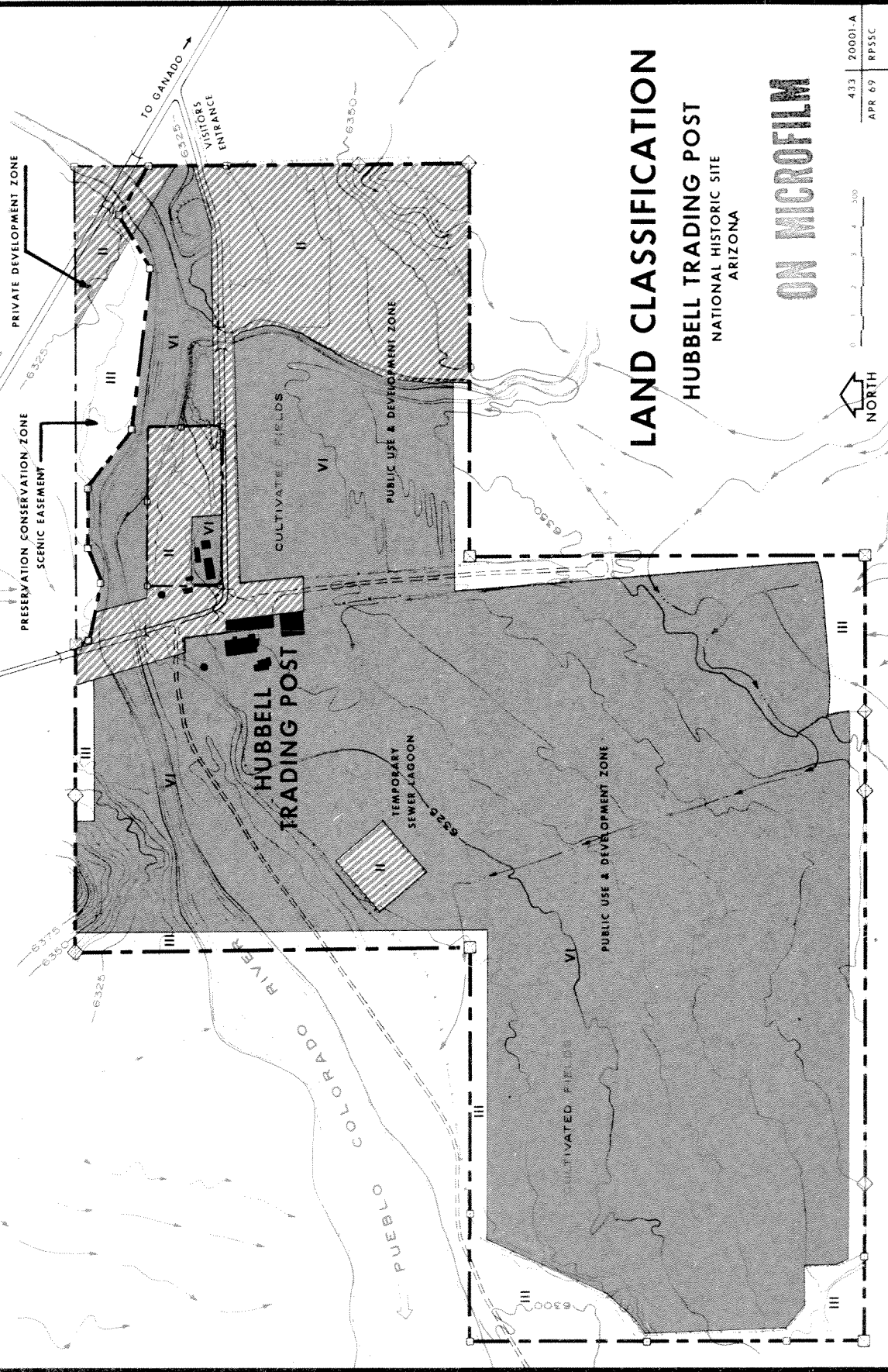
Total	8.65	acres
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Total area of original J. L. Hubbell Homestead	160.098	acres
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LAND CLASSIFICATION

CLASS	II	GENERAL OUTDOOR RECREATION	IN FEE	DAY SCHOOL & SCENIC EASEMENT
	17	2.4 ACRES		
CLASS	III	NATURAL ENVIRONMENT	14	4.6 ACRES
CLASS	VI	HISTORIC & CULTURAL AREAS	120.448	1.65 ACRES
			151.448	8.65 ACRES

TOTAL ORIGINAL TRACT 160.098 ACRES



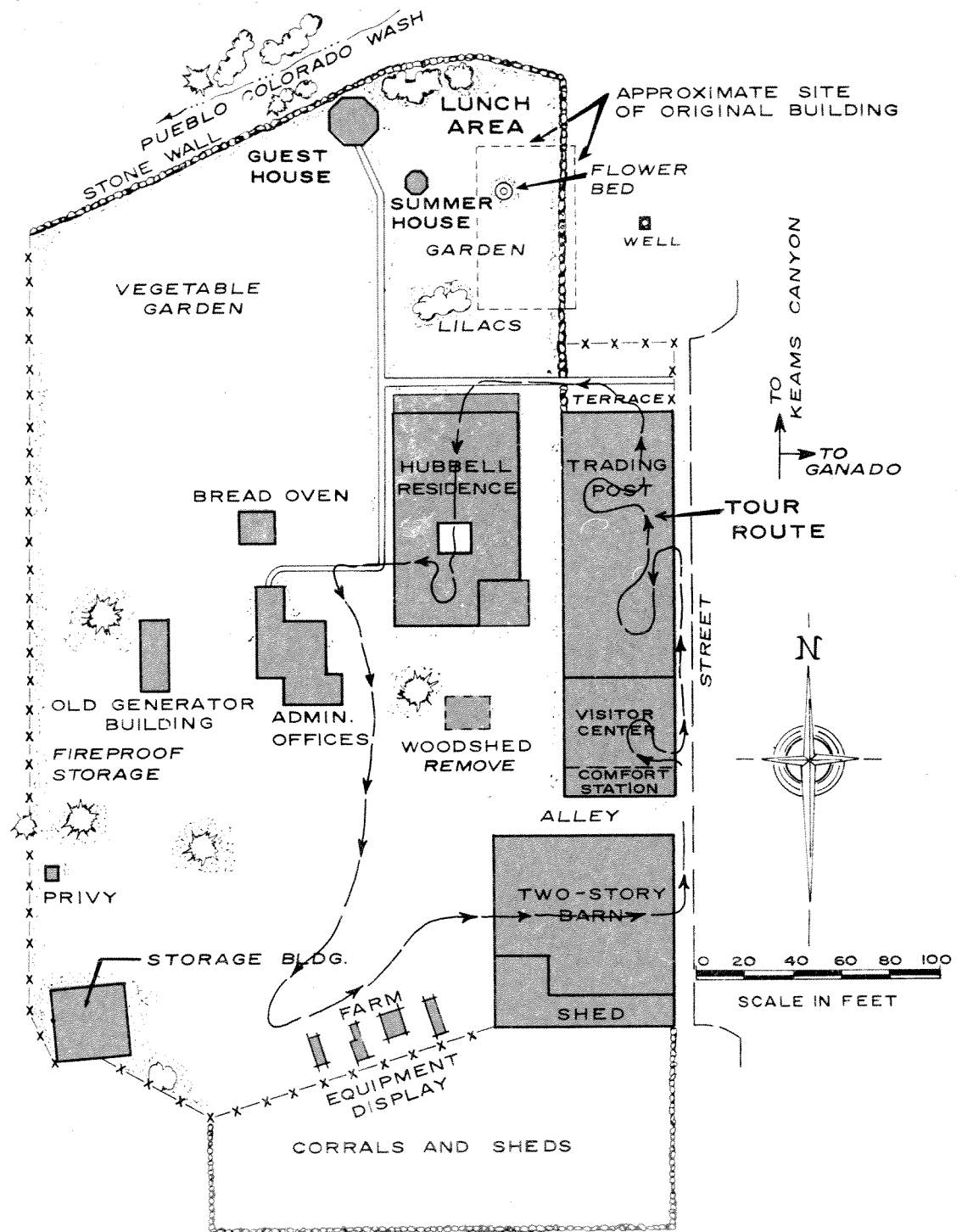
LAND CLASSIFICATION

HUBBELL TRADING POST
NATIONAL HISTORIC SITE
ARIZONA

ON MICROFILM

THE PLAN

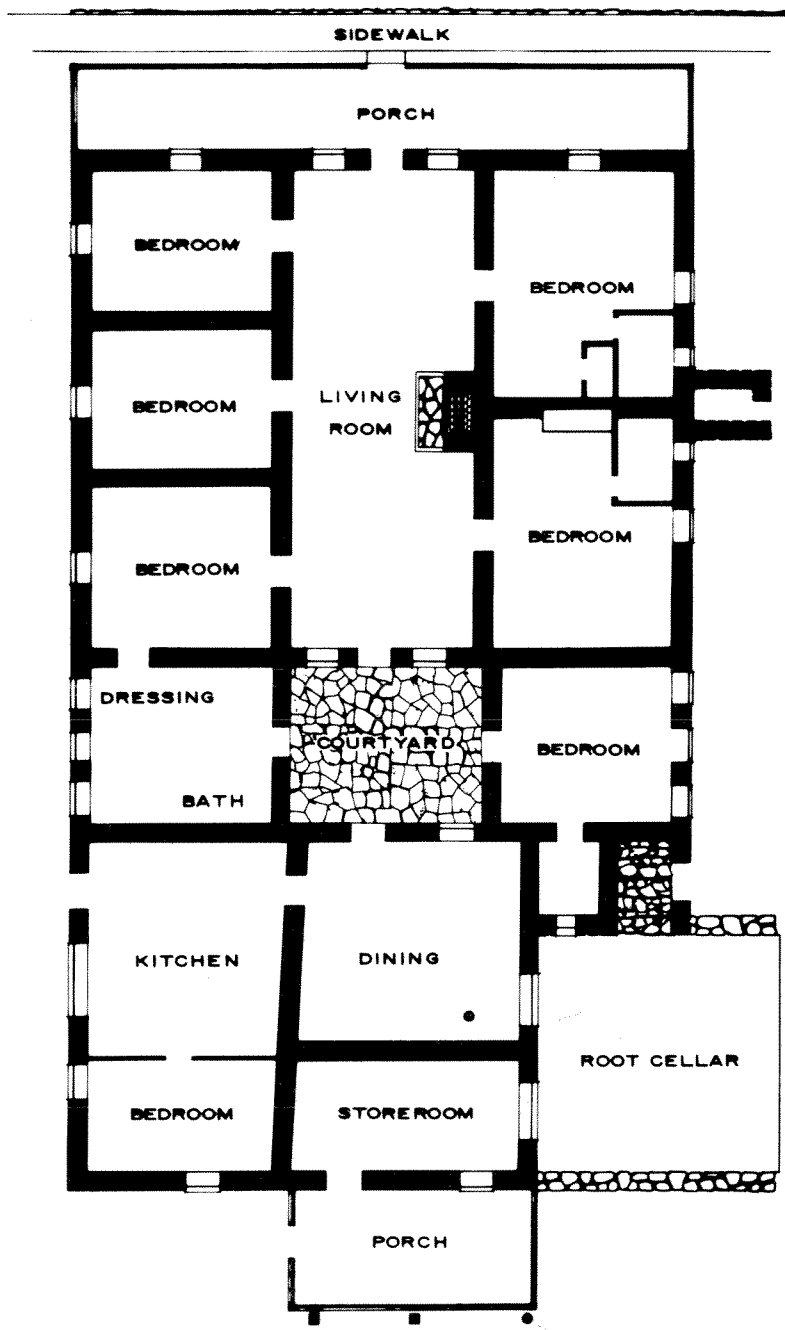
Hubbell Trading Post National Historic Site is a compact unit with a good network of roads leading to the area, frequent extreme climate in the winter, and requires no major construction. Visitor use is easily controlled and protection is not unusually difficult, though fire prevention is important.



INTERPRETIVE PLAN

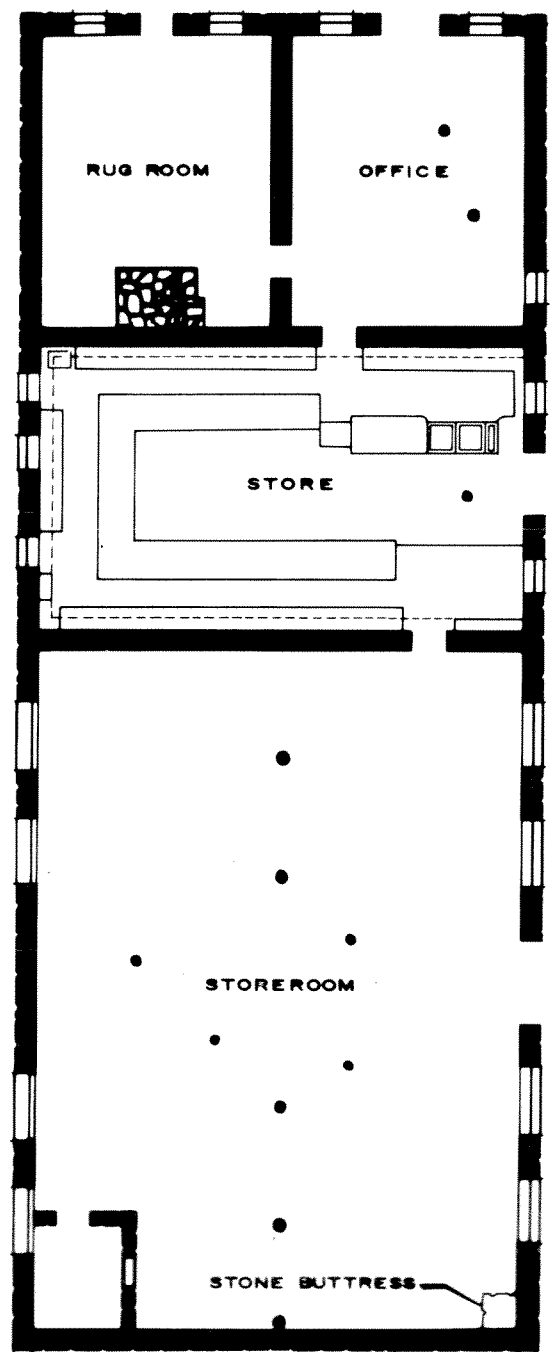
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HUBBELL HOME

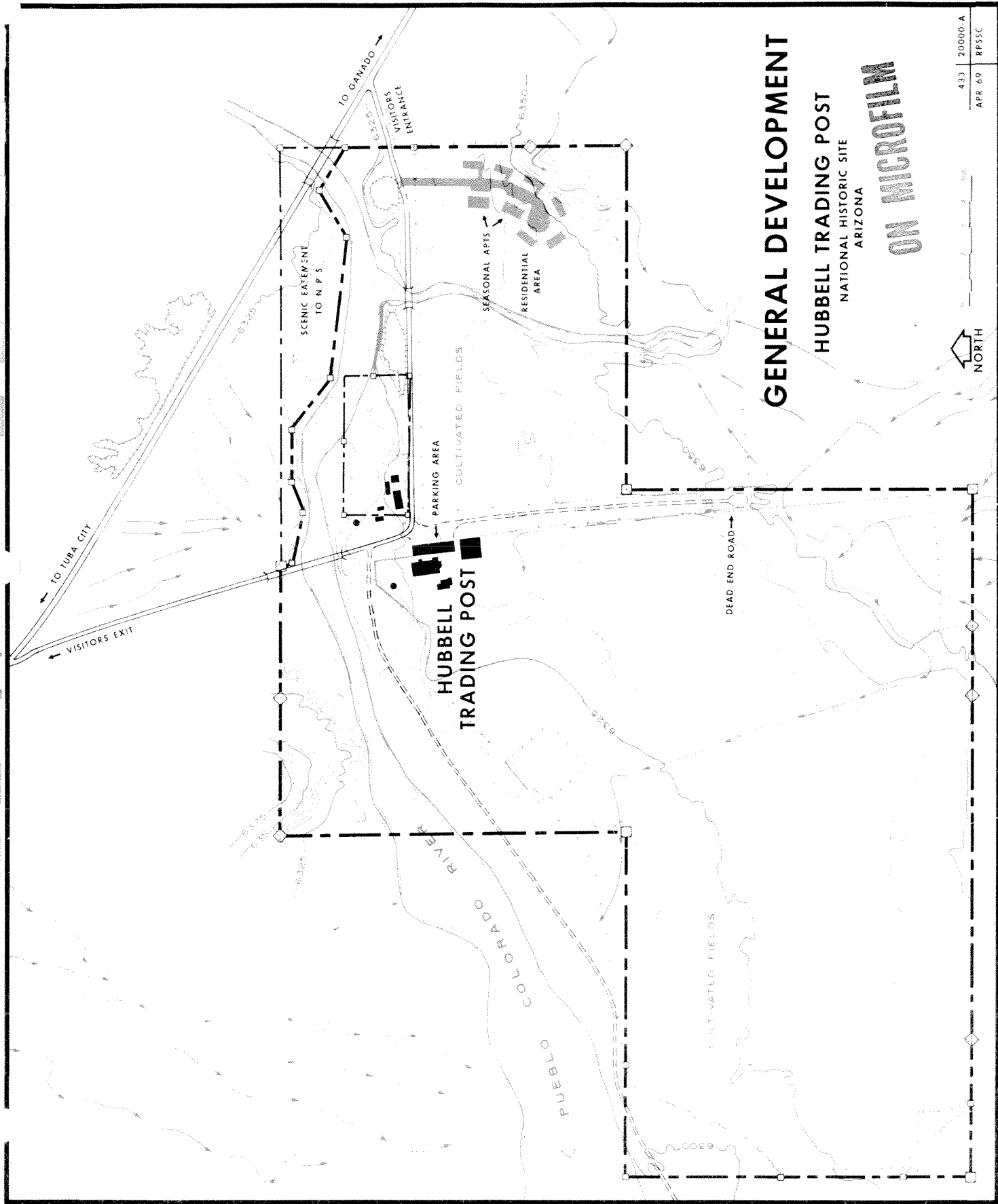
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TRADING POST

FLOOR PLANS

4133 / 20,006



GENERAL DEVELOPING

HUBBELL TRADING POST

NATIONAL HISTORIC SITE

ARIZONA

ON MICROFILM

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APR 69 RP55C

REHABILITATION PROGRAM

The first objective is restoration of the trading post and Hubbell home. The barn, with its corrals and sheds has already been restored to an era most illustrative of the influence of the reservation trader. Because the first decade of this century was an extremely well documented and significant period for the Indian trader, this is the general era to be recreated. However, this definition of the historic period will be flexible for the trading post will be treated as an organic, evolving institution. The buildings and additions of later years will not be arbitrarily removed. The poorly maintained buildings and the fragile art and ethnological collections will be a major management consideration. Protection of these valuable and irreplaceable collections against fire, theft, and vandalism will impose heavy demands on the area staff.

Trading Post, HB-1: This structure includes the trade room, wareroom, office and rug room. The trade room appearance will be based on the 1908 Burbank painting. The wareroom will be furnished with Arbuckle's Coffee boxes, stacks of sheep pelts, goat skins, wool, and stacks of dry goods, etc. The office and rug room will remain essentially the way they are presently, except for modernizing lighting fixtures, etc. Within this atmosphere, trade with the Navajo will continue as it is today.

Hubbell Home, HB-2: This is the most important historic structure illustrating the life of the successful reservation trader. It is a one story, rambling, adobe structure which Don Lorenzo, a half-Spanish native of Pajarito, New Mexico, designed in the "cellular" tradition of New Mexican colonists. The house furnishings and most important, the hundreds of paintings and ethnological objects will essentially remain in their present positions, just as Don Lorenzo and family placed them. It will remain an historic home, as it is today, without ropes, barriers, and glass cases.

Barn, HB-3: The barn has been restored and with salvageable equipment, presently in storage, will recreate the pastoral and agricultural aspects of the trading post operation. Live farm animals will be an essential part of the displays.

Manager's Residence, HB-4: HB-4 will be restored for possible administrative use or as quarters. The exterior of the building will be restored closed to the historical period.

Stone Residence, HB-5: HB-5 will receive exterior restoration and the interior set aside for storage.

Guest Hogan, HB-6: HB-6 will be retained as a guest house and included on the conducted tour when unoccupied.

Bread Oven, HB-7: HB-7 is to be restored to operational use. As a part of the interpretive program, bread will be baked in the oven during the busy summer season.

Adobe Utility Building, HB-8: A rehabilitation to fit the historic scene; the interior utilized for fireproof storage.

Wareroom Extension, HB-9: An interior remodelling to serve as a visitor contact station.

Corrals and Sheds, HB-10: Rehabilitated to house sheep and horses. Farm equipment will also be displayed.

Hogan, HB-11: An interior and exterior restoration. It will be an open "look in" exhibit illustrating Navajo home life.

Museum Collection: A comprehensive program of cataloguing, cleaning and repairing all art and ethnological objects is essential and is underway.

Agricultural Activities: Appropriate agricultural activities will be resumed, by a Special Use Permit with the Tribal Council, allowing the Navajo to farm the cultivated fields on the National Park Service property.

Historic Fences: The original "Kentucky fences" that surrounded most of the property will be rebuilt.

Roads and Parking Areas: Parking areas and some of the interior roads will be of soil-cement or similar substance, which will have the appearance of the present terrain.

Utilities: All existing electric utility lines will be removed and placed underground. Also, all existing building electrical systems will be replace with unobtrusive electric units.

The existing water well and pressure tank will be used for immediate need and standby, though the pumps and water tank will be placed in an underground vault. A new well was recently dug in the future

residential site and will be used for both fire protection and to service the houses in the area.

The present sewer lagoon for the laundromat is sufficiently large for interim use, though too close to the Pueblo Colorado Wash to meet public health standards. Agreements will be made with the Navajo Tribal Council to connect into their proposed line following State Route 264. A lift station may be necessary to handle the flow from the public comfort station.

Fire Protection: Since large scale water sprinkler systems would destroy the fragile historic collections, they cannot be used. A zoned, automatic CO₂ system will be considered. For the immediate needs, protection personnel should be equipped with CO₂ extinguishers, and a system of fire mains and standpipes should be installed for extreme emergencies. A fire and burglar alarm system will give added protection to buildings and priceless artifacts.

Telephone: The telephone will be converted from the Ganado Mission system to the Bureau of Indian Affairs System with all lines underground.

Gas Heat: Gas will continue to be used in the visitor center, Hubbell Home, employee quarters and shop buildings, with all units being replaced and revented to meet Park Service installation standards. The old LP gas system has recently been changed to natural gas.

Site Development: Four permanent residences and two duplex apartments for seasonal employees will be built, with provision for two additional permanent residences to be added later. These units will all be on the east 80 acres of the site, separated from the historical area and screened by plantings. The administrative residence-maintenance area will relate in design and materials to the historical buildings on the site.

Staffing: The site is administered by the Superintendent, Navajo Lands Group. Under this arrangement it is provided administrative and maintenance supervision services. The initial on-site staff will include a Chief of I & RM in charge of on-site operations, Ranger-Historian, Park Guide, Museum Curator, Caretaker, Clerk-Typist, seasonal guides, and three seasonal laborers. The full staff will include these same positions plus a Clerk-Stenographer, two permanent Park Guides, a maintenanceman, and seasonal laborers as the need arise. In addition to the Service staff, there will also be those responsible for the operation of the "living trading post". Under the sponsorship of the Southwestern Monuments Association, a non-profit organization whose purpose is to assist the

National Park Service, this will include a trader-manager, an assistant trader-manager, and from two to three clerks.

PRIORITIES FOR DEVELOPMENT

Phase I:

1. Continue cataloguing and accessioning collections.
2. Continue to restore and rehabilitate buildings.
3. Rehabilitate and construct utility systems.
4. Restore and rehabilitate historic farm equipment and wagons.
5. Complete full staffing requirements.
6. Construct parking areas, walks, picnic area.
7. Construct residences, shop, and utility building.

Phase II:

1. Fence property, restoring historical fencing.
2. Acquire exclusive use of the 3 acre tract of land donated to the United States Government by the Hubbells, including buildings, and incorporate into the management plan of operations.
3. Arrange with Navajo Tribal Council for visitor use of Hubbell Hill by special use permit or exchange of lands.
4. Landscape the site and restore farming of cultivated fields by special arrangement with Navajo Tribal Council.

APPENDIX A

LAND DESCRIPTION

Beginning at the northeast corner known as Corner No. 1, whence the section corner common to Sections 27, 28, 33 and 34, T. 27 N., R. 26 E., G&SRM, bears S. $50^{\circ}26'$ W., 2741.39 feet; thence N. $89^{\circ}55'$ W., 2640 feet to Corner No. 2; thence S. $0^{\circ}03'$ E., 1320 feet to Corner No. 3; thence west 1320 feet to Corner No. 4; thence S. $0^{\circ}03'$ E., 1320 feet to Corner No. 5; thence east 2640.66 feet to Corner No. 6; thence N. $0^{\circ}03'$ W., 1320 feet to Corner No. 7; thence east 1320 feet to Corner No. 8; thence N. $0^{\circ}03'$ W., 1318.68 feet to the point and place of beginning known as Corner No. 1.

Excepting an area donated to the United States of America commencing at the quarter corner between Sections 27 and 28, T. 27 N., R. 26 E., G&SRM, thence S. $27^{\circ}02'$ E., 1561 feet to the point of beginning which is the southwest corner of the tract, thence east 536 feet to the southeast corner; thence north 250 feet to the northeast corner; thence west 536 feet to the northwest corner; thence south 250 feet to the southwest corner and the point of beginning containing 3.07 acres more or less, located in the southwest quarter of Section 27, T. 27 N., R. 26 E. G&SRM.

And excepting the following: Beginning at the northeast corner known as Corner No. 1, whence the section corner common to sections 27, 28, 33 and 34, T. 27 N., R. 26 E., G&SRM, bears S $50^{\circ}26'$ W., 2741.39 feet; thence N. $89^{\circ}55'$ W., approximately 1510 feet to the east edge of the northsouth access road to Hubbell Trading Post, thence southerly approximately 110 feet along the easterly edge of said road to the north bank of Pueblo Colorado Wash, thence easterly along meandering north bank of Pueblo Colorado Wash to a point, said point being S. $0^{\circ}03'$ E., approximately 60 feet from Corner No. 1, being the place of beginning. This is to be surveyed and the deed is to carry a metes and bounds description.

SCENIC EASEMENT. Beginning at the northeast corner known as Corner No. 1, whence the section corner common to sections 27, 28, 33 and 34, T. 27 N., R. 26 E., G&SRM, bears S. 50° 26' W., 2741.39 feet; thence N. 89° 55' W., approximately 1510 feet to the east edge of the north-south access road to Hubbell Trading Post, thence southerly approximately 110 feet along the easterly edge of said road to the north bank of Pueblo Colorado Wash, thence easterly along meandering north bank of Pueblo Colorado Wash to a point, said point being S. 0° 03' E. approximately 60 feet from Corner No. 1, thence N. 0° 03' W., approximately 60 feet to Corner No. 1, being the place of beginning. This is to be surveyed and the deed is to carry a metes and bounds description.

PURPOSE. The purpose of this scenic easement is to insure that the exterior of any lease improvements are harmonious with the Hubbell Trading Post National Historic Site. Such approval shall not be withheld if said buildings, or appurtenances thereto, landscaping or utility lines, signs, billboards or advertising, or plans therefor, are not of the architectural style of the Hubbell Trading Post National Historic Site. It is the intention of the vendors, heretofore conveyed to representatives of the National Park Service, to erect or cause to be erected, on said land described in "Scenic Easement", a hotel or motel, a restaurant and appurtenant facilities usual thereto, and a laundromat. Nothing set forth in this scenic easement shall be construed restricting the right of the vendors to erect such hotel, motel, restaurant and appurtenant facilities, and laundromat. Said land shall, at all times, be kept in a neat and orderly condition and no garbage, trash or other unsightly material shall be allowed to accumulate thereon. Except that plans for such improvement shall be approved in advance by the Director of the National Park Service, or his duly authorized representative, to insure a harmonious setting with the Hubbell Trading Post National Historic Site.

APPENDIX B



Public Law 89-148
89th Congress, H. R. 3320
August 28, 1965

An Act

79 STAT. 584.

To authorize the establishment of the Hubbell Trading Post National Historic Site, in the State of Arizona, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, for the purpose of establishing the Hubbell Trading Post National Historic Site, the Secretary of the Interior is authorized to purchase with donated funds or funds appropriated for the purpose, at a price to be agreed upon between the Secretary and the owner or owners, not to exceed the fair market value, the site and remaining structures of the Hubbell Trading Post at Ganado, Arizona, including the contents of cultural and historical value, together with such additional land and interests in land as in his discretion are needed to preserve and protect the post and its environs for the benefit and enjoyment of the public: *Provided*, That the total area so acquired shall not exceed one hundred and sixty acres: *Provided further*, That the amount of land retained for the purpose hereinbefore stated shall not be in excess of that amount of land reasonably required to carry out the purposes of this Act, and any excess land, together with water rights, shall be offered for sale to the Navajo Indian Tribe at a price per acre equal to the per-acre price paid for the total area, excluding structures and contents thereof.

Hubbell Trading
Post National
Historic Site,
Ariz.
Establishment.

SEC. 2. Upon a determination by the Secretary of the Interior that sufficient land, structures, and other property have been acquired by the United States for the national historic site, as provided in section 1 of this Act, such property shall be established as the Hubbell Trading Post National Historic Site, and thereafter shall be administered by the Secretary of the Interior in accordance with the provisions of the Act of August 25, 1916 (39 Stat. 535), as amended. An order of the Secretary, constituting notice of such establishment, shall be published in the Federal Register.

Administration.

SEC. 3. There are hereby authorized to be appropriated not more than \$952,000 for the acquisition of lands and interests in land and the contents of the Hubbell Trading Post which are of cultural and historical value and for development costs in connection with the national historic site as provided in this Act.

16 USC 1-4.
Publication in
Federal Register.
Appropriation.

Approved August 28, 1965.

LEGISLATIVE HISTORY:

HOUSE REPORT No. 565 (Comm. on Interior & Insular Affairs).
SENATE REPORT No. 580 (Comm. on Interior & Insular Affairs).
CONGRESSIONAL RECORD, Vol. 111 (1965):
July 12: Considered and passed House.
Aug. 16: Considered and passed Senate.

APPENDIX C

MASTER STUDY TEAM MEMBERS

Volney J. Westley
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